

CRAFT FARMS PROPERTY OWNER'S ASSOCIATION

Meeting December 11, 2017

Be it hereby known that the Board of Directors of the Craft Farms Property Owner's Association met at a meeting duly called and held on December 11, 2017 in the Wingo Room at Craft Farms Clubhouse in Gulf Shores. A quorum being present, President Carolyn Boudreaux called the meeting to order at 3:00 pm. Present were Directors John Mitchell, Mickey McCaleb, Kim Gordon, Bill Tunnell, Leslie Anderson, Cindy Crawford, Ivan Esteves and Gene Turner. Leroy Shamburger, Prestwick Village 2018 / 2019 Representative. Tom Grabowski, Finance Committee Chairman. Forrest Forbes and Jack Nichols, Grounds Committee. Harley Finnell, Architectural Review Modification Committee, Chairman and John Stahlhut, Covenants and Restriction Committee. DeAnna Chapman, Royal Glen Village, Alternate Representative. Cindy Woodson, Association Property Manager.

Motion was made by Bill Tunnell to approve minutes with addition to Prestwick Village report. Last sentence – Mr. Collins requested that Honours has until September 30, 2018 to complete work on the lake and assure it meets the Property Owners Association's satisfaction. Honours gave themselves a deadline date of March 31, 2018 to complete the work. Seconded by Cindy Crawford. Motion carried.

Unfinished Business

Pinehurst and Royal Glen Entrances - The work is complete and the invoices have been paid. There were two invoices from Rea Landscaping - one for the amount of \$6592 for landscaping work per our contract, which included (\$6,200 landscaping, \$252 for additional plants and \$140 for tree trimming). The second invoice in the amount of \$4,300 was for irrigation work completed on a time and material agreement due to the uncertainty of what we were dealing with. The Committee did not anticipate the repairs would be that high but most of the heads were broken or damaged and several feeder lines needed to be replaced. \$14,000.00 had been budgeted for both the Pinehurst and Royal Glen Entrances but the total of above invoices totaled \$16,054.00, or \$2,050.00 over the budgeted amount. John Mitchell made a motion for the repairs, seconded by Gene Turner. Motion carried.

Summarizing, for total estimated landscaping and irrigation budgeted amount for the 3 entrances was \$28,863. However, our actual expense was \$26,997, or \$1,866 under budget. (Entrance Projects Budget and Expenses Spreadsheet attached to Original Minutes).

Main entrance lighting and bus stop building still needs to be addressed.

Sub-District Issues

> Cypress Bend Village – John Mitchell

Cypress Bend Village Annual meeting will be Wednesday, December 13th at 4:00 pm.

> Cypress Gardens Village – Mickey McCaleb

Christmas party with Cypress Gardens, Prestwick Village and Royal Glen Village was Sunday, December 10th at the circle with a very good turnout.

Work continues at the Cypress Gardens entrance. Cypress Gardens Village Annual meeting will be December 21st at 3:00 pm.

> The Estates – Kim Gordon

Breaker problem at the gate.

> Glen Eagles Village– Larry O'Brien

No report.

>Pinehurst Village – Bill Tunnell

Pinehurst Village Annual meeting was December 7th , good number of residents attended. Cynthia Tunnell was elected Village Representative and Bill Tunnell was elected Alternate Representative for 2018 /2019.

Pinehurst Residents approved metal roofing materials and exterior painting of bricks. These recommendations are all subject to the Architectural Review Modification Committee approval.

> Prestwick Village – Leslie Anderson

Prestwick Village annual meeting was December 5th, Leroy Shamburger was elected Village Representative, Patricia Shamburger and Leslie Anderson were elected Alternate Village Representatives for 2018 / 2019.

Meeting held with Brooks Curry, to discuss the common area between lots 30 and 31, a 5 HP pump will be installed, with open valve if needed to fill Prestwick Lake.

>Royal Glen Village – Cindy Crawford

2 homes in Royal Glen sold this month and 3 are now for sale.

Report from a Royal Glen resident, personal items were taken from their property, Gulf Shores police were notified and more surveillance of Craft Farms Community.

> St. Andrews Village – Carolyn Boudreaux

St. Andrews Village Annual meeting was December 6th , Carolyn Boudreaux was elected Village Representative and Sharon Peeples, Alternate Village Representative for 2018 / 2019.

> St. Andrews East Village – Ivan

No issues.

>Turnberry Village – Gene Turner

No issues.

Committee Reports

Finance Committee – Tom Grabowski

Lien Schedule – Pinehurst Village property paid delinquent balance and the lien will be released. There are still 2 delinquent lien accounts and 1 property owner delinquent 60 days.

2018 Proposed District Budget (with break down spreadsheet) was presented at November meeting for review.

Leslie Anderson made motion to approve a 12% Annual increase to the District Dues of \$60 per Property Owner/Unit made up of a \$32 increase to fund the Incremental Cost associated with the employment of the Property Manager and associated office expenses; an annual inflationary Increase of District Expenses of \$28 per Property Owner/Unit. Also, an allowable annual increase of \$42 per Property Owner to the District Dues to restore the District's Operating Reserve Fund. Seconded by Mickey McCaleb. Motion carried.

Cindy Crawford made a motion to approved 2018 Proposed Budget, seconded by Bill Tunnell. Motion carried.

Architectural Review Modification Committee- Harley Finnell

St Andrews East lot 7 enclosed pool addition and landscaping request approved.

Estates lot 8 new construction request approved.

Cypress Bend 46 exterior painting of stucco with color change request approved.

St. Andrews lot 11B replace roof with same material and color request approved.

Covenants & Restriction Committee - John Stahlhut

No report from Covenants Committee.

John Stahlhut resigned from the Covenants and Restriction Committee and as Chairperson. The Board of Directors thanked John for his 9 years of service on the Board and the Committee.

Grounds Committee- Forrest Forbes / Jack Nichols

Andy's Lawn Service and Tree of Life 2018 /2019 contracts have no increase. It was discussed that Andy's level of service for those Villages needs to improve, as does tracking complaints.

Tree of Life one issue - to clarify, is debris removal.

Working on job description for Brooks Curry and employee handbook.

Cindy Crawford made a motion to approve 40 hours Christmas Bonus for Brooks Curry, seconded by Mickey McCaleb. Motion carried.

Craft Farms Living Magazine/Newsletter – Cindy Crawford

The Board of Directors thanked Cindy for her work Chairing the Committee and writing articles each month.

New Business

No new business.

Announcements

Next Board of Directors meeting to be held Monday, January 8, 2018 at 3:00 pm.

Cindy Crawford made a motion to adjourn, seconded by Leslie Anderson and the meeting was adjourned.

Carolyn Boudreaux

Leslie Anderson